



Upper Cumberland Development District

"Providing Solutions through Regional Cooperation"

R04-18-A-084

November 8, 2017

Barbara Alfano/US Environmental Protection Agency Region 4
Atlanta Federal Center
61 Forsyth Street, S.W. 10th FL
Atlanta, GA 30303-8960

a. Applicant Identification

Upper Cumberland Development District
1225 South Willow Ave.
Cookeville, TN 38506

b. Funding Requested

- i) Assessment
- ii) Community-wide
- iii) \$300,000
- iv) both: \$200,000 Hazardous Substances; \$100,000 Petroleum

c. Location: Upper Cumberland region, Tennessee. This fourteen-county region includes the following counties: Cannon, Clay, Cumberland, DeKalb, Fentress, Jackson, Macon, Overton, Pickett, Putnam, Smith, Van Buren, Warren, and White. Target cities/counties for this application are Livingston (Overton Co.), Sparta (White Co.), and Spencer (Van Buren Co.).

d. Property Information

N/A—The UCDD is applying for a Community-Wide Assessment Grant.

e. Contacts

i) Project Director

Allison Fox
931-476-4106; afox@ucdd.org
1225 S. Willow Ave./Cookeville, TN/38506

ii) Chief Executive

Mark Farley, Executive Director
931-476-4169; mfarley@ucdd.org
1225 S. Willow Ave./Cookeville, TN/38506

1225 South Willow Avenue, Cookeville, TN 38506
Office: (931) 432-4111 * Fax: (931) 432-6010 * www.ucdd.org



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f. Population

- i) Upper Cumberland fourteen-county district estimated population: 342,257
- ii) Target city populations are listed in the table on page 2 of this proposal.
- iii) The Upper Cumberland region includes one county experiencing persistent poverty: Fentress County.

g. Regional Priorities Form/Other Factors Checklist

The Regional Priorities Form/Other Factors Checklist is attached to this Cover Letter.

h. Letter from State Environmental Authority

A letter of acknowledgement of this application from the Tennessee Department of Environment and Conservation (TDEC) Brownfields Coordinator, Paula Larson Middlebrooks, is attached to this Cover Letter.

On behalf of the fourteen-county region we serve, the Upper Cumberland Development District (UCDD) seeks a 2018 EPA Brownfields Assessment Grant. The UCDD strives to assist our region in the pursuit and implementation of activities that drive economic and community development. We believe that EPA Brownfields funding will help accelerate holistic growth in our rural communities.

The UCDD has successfully administered two prior EPA Brownfields Assessment Grants, which fulfilled brownfield assessment efforts and leveraged over \$9 million to redevelop brownfield properties in our region. We hope to continue this positive redevelopment through EPA grant programs such as this one.

Thank you for your consideration of this proposal.

Sincerely,

Mark Farley
Executive Director

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: Upper Cumberland Development District

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects

Page Number(s): 14

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less. X	2, 3, 6
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates. X	1
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project. X	10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
DIVISION OF REMEDIATION
WILLIAM R. SNODGRASS TENNESSEE TOWER
312 ROSA L. PARKS AVENUE, 14TH FLOOR
NASHVILLE, TENNESSEE 37243

October 18, 2017

Mark Farley, Executive Director
Upper Cumberland Development District
1225 South Willow Avenue
Cookeville, TN 38506

Re: State letter of Acknowledgement for the Upper Cumberland
Development District (UCDD) Brownfields Grant Application

Dear Mr. Farley,

The Tennessee Department of Environment and Conservation (TDEC) is pleased to acknowledge your efforts to apply for a \$300,000 US Environmental Protection Agency (EPA) Brownfields Community Wide Assessment Grant.

Since many brownfields are abandoned, underutilized, and/or contaminated, TDEC is expressly interested in seeing entities like the UCDD take the initiative to return these sites to productive uses. These efforts are consistent with our mission to enhance the quality of life for citizens of Tennessee and to be stewards of our natural environment. In cooperation with Region 4 EPA, the TDEC brownfields staff will provide technical support and oversight for your grant.

We greatly appreciate your efforts to address brownfields in your region!

Sincerely,

A handwritten signature in cursive script, reading "Paula Middlebrooks", is located below the "Sincerely," text. The signature is written in dark ink and is enclosed in a large, loopy flourish.

Paula Middlebrooks
State of Tennessee Brownfields Redevelopment Program
Tennessee Department of Environment and Conservation

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions

Located in the northeastern portion of Middle Tennessee, the Upper Cumberland Development District (UCDD) is one of nine development districts in the state which serves its counties and their residents by providing regional planning and economic and community development assistance. These development districts were established by the TN General Assembly in 1965. The UCDD serves the fourteen counties of the Upper Cumberland region, a district encompassing 5,093 square miles and home to 342,257 residents. Situated equidistant from the metropolitan areas of Nashville, Knoxville, and Chattanooga, the region is largely comprised of rural and isolated areas that experience elevated poverty and unemployment rates. On average, the fourteen counties served by the Upper Cumberland Development District have a poverty rate of 20.9%, which is well above both the state and national poverty rates. The Upper Cumberland is part of the Appalachian region and falls under Appalachian Regional Commission (ARC) legislation. Each year ARC creates a national index of county economic status through a comparison of each county's averages for three economic indicators—unemployment rate, per-capita market income, and poverty rate—with national averages. For FY2018, ARC has ranked four Upper Cumberland counties as economically 'distressed,' which represents an increase of two distressed counties in just the last year. Seven counties in this region are listed as 'at-risk' of becoming distressed, meaning nearly 80% of our region is either distressed or at-risk of becoming distressed.

The cities and counties of the Upper Cumberland were largely founded in timbering and coal mining operations, which over time stripped the region of many natural resources. The region developed industrial operations in the late 1930s to catch up to national needs. Due to the changing industrial landscape, many industries have closed in recent decades, removing key economic drivers from these rural communities and resulting in a relatively high percentage of the population unemployed, under-educated, and financially struggling. This isolation has stunted much of the region's ability to continue adapting to changing times, resulting in the widespread economic distress apparent today. **One county in the region (Fentress) has experienced "persistent poverty," as measured by the US Census Bureau.**

Though economically unstable, the Upper Cumberland region has a wealth of natural beauty and assets, drawing tourists to our many lakes, rivers, waterfalls, caves, hiking trails, and camping areas. The region is home to sixteen state parks and one national park. In order to maintain greenspace and the scenic lands that attract tourism to the region, land is limited for development. The region must seek to redevelop existing blighted industrial sites and other brownfields in order to bring new industry to the region, enhance tourism, and construct needed facilities. UCDD has cultivated an inventory of brownfield sites in need of assessment, seeking to begin the positive redevelopment of un- or under-used sites in our region. Communities have suggested priority sites based on economic and community need, perceived contamination, and redevelopment potential. UCDD began and expanded this inventory during two prior Brownfields Assessment Grants (FY2009 and FY2013), which were successful in leveraging millions for brownfield redevelopment. However, due to the number of counties that the UCDD covers, many have yet to see investment from brownfields assessment grants. With this application, UCDD seeks to further assist our communities, including those who have

not benefitted from these funds in the past, in addressing their brownfields. We believe that the more we can spur assessment and reuse of these sites throughout the region, the more spin-off investment and revitalization will occur to benefit the Upper Cumberland as a whole. For this application, the UCDD will focus on brownfields located in the cities of Livingston, Spencer, and Sparta, **each of which has a population less than 10,000 people**. Each of these jurisdictions has higher poverty rates than the region, state, and national averages. Each county in which these cities are located is either 'distressed' or 'at-risk' of becoming distressed, according to the ARC.

ii. Demographic Information and Indicators of Need

Illustrated in the data below, the entire Upper Cumberland region, and the target counties, cities, and census tract within, experience poverty rates significantly higher and median household incomes significantly lower than state and national rates. Represented in this table are the cities where priority brownfields are located, as well as the priority census tract in the city of Sparta. In the case of Livingston and Spencer, the priority Census tracts span areas beyond the city limits, so only city-level data has been provided. Minorities represented in these statistics include any race except 'white,' the most significant of which are Hispanic and African-American across the Upper Cumberland region. *All data is from the U.S. Census Bureau 2011-2015 American Community Survey 5-Year Estimates.*

	Livingston	Sparta	Sparta Census Tract 47185935400	Spencer	Upper Cumberland	Tennessee	Nation
Population	4067	5074	3894	1726	342,257	6,499,615	316,127,513
Unemployment	12.6%	8.1%	8.2%	15.4%	8.8%	8.4%	8.3%
Poverty Rate	30.2%	24.3%	28.7%	22.5%	20.9%	17.6%	15.5%
Percent Minority	6.1%	8.8%	11.3%	1.2%	4.5%	22.2%	37.8%
Median Household Income (\$)	29,978	27,320	27,625	30,688	36,357	45,219	53,889
Percent Children (0-18)	15.8%	15.6%	16.5%	14.6%	16%	16.8%	17%
Percent Elderly (65+)	18.9%	21%	19.3%	21.2%	19.2%	14.6%	14.1%

iii. Description of the Brownfields

The Upper Cumberland region has many former industrial sites, mills, junkyards, and gas/service stations that sit vacant and unproductive, detracting from the communities that could benefit from their redevelopment. Based on input from local communities, the UCDD has developed an inventory of priority sites, which includes nearly thirty hazardous substance and/or petroleum sites across the region that could be assessed as part of this grant project. Below are details about the priority target sites.

Livingston: The town of Livingston in Overton County has identified their primary priority brownfield site, which is the former Livingston Sawmill. Located behind the county jail, adjacent to residential properties, and within 600 feet of a public housing neighborhood, this site was an operating sawmill for nearly thirty years, closing in 2015 and resulting in 20 jobs

lost. Sawdust created by the working mill caused maintenance problems for the jail, as well as potential breathing and home maintenance issues for the surrounding neighbors of the site. Overton County purchased this property in 2016 with plans to eventually build a new county services building on this site. Currently, most county services personnel are housed in a 1940s building they have outgrown and which is rife with plumbing issues, lead paint, lead pipes, and asbestos. This building, formerly the Overton County Hospital, underwent Phase I and Phase II ESAs during UCDD's 2009 EPA grant. New construction will allow all county services offices to be housed in a safe, modern building that will serve various needs of county residents.

Spencer: Two priority sites have been identified in distressed Van Buren County, **which has a population of less than 10,000**, in the city of Spencer. One site, Spencer Auto Sales, is located in the historic town center, a mere thirty feet from residential properties. Currently functioning as a mechanic shop and auto junkyard, the site is an eyesore for the community, located on the historic courthouse square. Another site known as Davis Auto Sales—former car dealership and current junkyard—is located on a main highway at the beginning of Spencer's city limits and adjacent to residential property. This eyesore provides a less-than-welcoming scene as visitors enter Spencer from the north and would be an ideal location for a tourism-related business leading into downtown Spencer. Both of these sites are likely contaminated with petroleum hydrocarbons, heavy metals and acids, as a result of years of auto salvage use and/or auto mechanics. These materials could be contaminating groundwater at the site, as well as migrating to nearby sites through stormwater runoff. The City of Spencer Codes department has had numerous complaints and issued several citations regarding the Davis Auto Sales property since 2007. The Codes department has had a file since 2012 on Spencer Auto Sales and issued a citation in 2013 for the blighted condition and appearance of this property.

Sparta: Two priority sites are located in White County in the City of Sparta. One of these sites, Agee Oil, a former oil distribution center, is located in a low-income residential area in the city of Sparta, surrounded on three sides by residential properties and within walking distance to a public housing neighborhood. This site is likely contaminated with petroleum hydrocarbons, which may be affecting the groundwater of this and nearby properties. The city has interest in transforming this blighted site into a greenway trailhead, as it is located near a portion of Sparta's current walking trail. The plan is to develop this trail, which currently runs along the Calfkiller River and ends south of historic downtown, into a connected loop around the city. Another site in the county, former Scepter Hardwoods manufacturing facility, is located in a commercial zone with rail access, which is a prime location for a new industrial facility. The site has garnered developer interest, but concerns have left it vacant and challenging to market to due to the suspected but unknown scope of contamination. This site also sits adjacent to residential property, as well as a children's daycare center.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

All fourteen Upper Cumberland counties are characterized by higher poverty rates and lower median household incomes than both the state of Tennessee and the nation. Residents in the target cities and those who live near brownfields are more prone to environmental justice and safety issues. Spencer in particular is characterized by blighted areas, a lack of walkable downtown spaces, and very little economic activity. There are also limited grocery options and a lack of access to fresh foods for those who cannot leave their town to go grocery shopping.

Brownfields on two main thoroughfares not only detract from the town's charm, but they occupy valuable space that could be used to strengthen local business and tourism. City and County officials are making an effort to revitalize downtown Spencer; they have recently received a Local Parks & Recreation Fund grant from the TN Dept. of Environment & Conservation, as well as Tourism Enhancement and Asset Enhancement grants from the TN Dept. of Economic and Community Development to assist with this goal. With these funds, the city/county are building an amphitheater and converting a downtown area into a park, as well as building a farmers market pavilion in the downtown vicinity. Assessment and redevelopment of current brownfields in this area will bolster these efforts for an economically distressed area. Sparta's Agee Oil site is an eyesore with visible contaminants in a residential area including public housing. Data shows that this area is represented by a high poverty rate and significant sensitive populations. EPA's EnviroMapper EJSCREEN (ejscreen.epa.gov/mapper/) shows that this area is nearly in the 75th US percentile for both Lead Paint and Wastewater Discharge Indicators. In Livingston, the EJSCREEN shows that the census block around the former sawmill site is well over the 50th US percentile for traffic proximity, lead paint, and wastewater discharge indicators. These indicators also show that this area is in the 90th US percentile for low-income population and the 82nd percentile for residents with less than a high school education.

ii. Cumulative Environmental Issues

Environmental issues in the Upper Cumberland include agriculture and urban runoff, some of which come from brownfields. According to the EPA, agriculture is the nation's leading cause of impaired water quality. The many farming operations in the region are undoubtedly contaminating the region's waterways, as well as private wells. Of the 6620 miles of streams in the region, 472 miles are listed by the EPA as 303d impaired, which means that the daily pollution input to the water body exceeds a defined threshold of safety streams (US Geological Survey National Hydrography Dataset). Of note, much of the Upper Cumberland lies upon karst topography, a landscape in which the bedrock is dissolved by water and is characterized by caves, sinkholes, and disappearing/reappearing rivers. This presents challenges when managing water pollution and runoff, including simply not knowing where the water goes. Very little of the region's subsurface is mapped or understood, and subsurface drainage varies considerably from surface drainage. Conduits within karst do not filter contaminants, which are rapidly transported to an often unknown location. For example, plumes from broken underground storage tanks do not behave in the way they are expected to.

According to the Tennessee Department of Environment and Conservation's (TDEC) Division of Water Resources, there are nearly 9,000 oil and gas wells in the Upper Cumberland region. There are also 41 landfills, and there have been 190 illegal dumping complaints in just the past five years (from the TDEC Division of Solid Waste Management); there are 134 TDEC Division of Remediation sites. From the Abandoned Mine Lands (AML) Program, there have been 4,737 acres of AML land identified and 226 AML sites in the Upper Cumberland region. These cumulative environmental impacts, when connected to the unique geology of the region, create quite the case for overburdening pollution issues. Existing brownfields add to these pollution issues; the disadvantaged populations living near brownfields are disproportionately exposed to their contaminants. The Upper Cumberland also harbors seven (7) unique ecological regions and 316 rare, threatened, or endangered species: 102 invertebrate animals, 12

nonvascular plants, 138 vascular plants, 64 vertebrate animals. These species are sensitive to runoff and contamination from brownfield sites present in the region.

iii. Cumulative Public Health Impacts

The various contaminants associated with the target brownfields can impact public health through pollution of the air, water supply, or direct skin contact. Most of the sites in the Upper Cumberland brownfields inventory are located near residential areas. Due to the region's high poverty levels and the location of brownfields in low-income areas, residents living in poverty are disproportionately affected by brownfields. Target sites are likely contaminated with substances such as Polycyclic Aromatic Hydrocarbons (PAH), Volatile Organic Compounds (VOC), heavy metals, and Petroleum Hydrocarbons, which are all reasonably anticipated human carcinogens that can have various effects on human skin, lungs, and/or the immune system. Health impacts are particularly concerning for elderly residents in these areas who may have weakened immune systems; the Upper Cumberland region as a whole is characterized by an aging population, with 24.24% characterized as elderly by the US Census Bureau 2010 Census (this number is now likely higher). As shown in the Demographic Table, the elderly population in the region greatly exceeds state and national averages. Target areas in the region are also characterized by large youth populations. Women who are pregnant are also more vulnerable to brownfield effects; studies show that proximity to toxic release sites can correlate to low birthweight. Van Buren County (Spencer Auto Sales and Davis Auto Sales sites) has a higher percentage of low birthweight births than the nation (9.1 compared to 8.2), as well as a significantly higher infant mortality rate (10.6 compared to the US rate of 6.5). Sources: *National Vital Statistics System, 2006-2012 data, US DHHS, Area Health Resource File; 2006-2010 data*. The state of Tennessee as a whole, as well as each of the counties including the target areas, has higher rates of birth defects than the US, as illustrated in the table below (source: *Tennessee Birth Defect Registry (TDOH), 2009-2013*). The state and these target-area counties also have higher cancer mortality rates than the US, with the exception of Van Buren County (source: *National Vital Statistics System 2010-2014 data*).

Location	Overton Co. (incl. Livingston)	Van Buren Co. (incl. Spencer)	White Co. (incl. Sparta)	Tennessee	United States
Birth Defects (per 10,000 live births)	382.4	541.5	349.3	383.12	~330
Cancer Mortality, Age-Adjusted Death Rate (Per 100,000 pop.)	212.6	159.6	206	188.3	166.3

While the entire state of Tennessee has high obesity rates, the target areas have significantly higher *childhood* obesity rates than both the state and the nation. According to the National Survey of Children's Health, Tennessee has the highest rates of childhood obesity in the country. According to Tennessee Coordinated School Health Data for the 2015-2016 school year, every county in the Upper Cumberland except for Putnam has higher childhood overweight and obesity rates than the state average. Tennessee has a rate of 38.4%, compared with the following counties which include the target areas: Overton-44.5% (Livingston Sawmill), Van Buren-47% (Spencer Auto Sales/Davis Auto Sales), White-46% (Agee Oil/Scepter Hardwoods). The counties including the target areas are all ranked in the lower 50% for overall health outcomes among Tennessee's 95 counties, according to 2017 County Health Rankings (*CountyHealthRankings.org*). These counties rank as follows: Overton-61, Van Buren-88, White-66 (out of 95 counties, with 95 being the worst).

Residents and workers around the Livingston Sawmill site have potentially been exposed to airborne sawdust from the former sawmill, which can cause a host of respiratory problems. Regarding the Agee Oil site in Sparta, Police Chief Jeff Guth stated that police and residents have noticed an “oil sheen” on puddles of water at the site after a rain. As the ground and surface water in this residential area is undoubtedly contaminated with petroleum, there are likely health risks present of which residents are unaware. It is well known that petroleum exposure can cause damage to nearly every organ in the human body. The soil and groundwater around auto salvage sites in Spencer are also likely contaminated with petroleum, as well as heavy metals, from years of auto chemicals and vehicles being stored on bare earth.

c. Financial Need

i. Economic Conditions

As aforementioned, the Upper Cumberland fourteen-county region as a whole has a higher poverty rate and lower median household income than both the state of Tennessee and the nation. Four of the region’s counties are considered economically ‘distressed’ according to the Appalachian Regional Commission, and seven of the remaining eleven counties in the region are considered ‘at-risk’ of becoming distressed. **Three counties in the region have a population less than 10,000**, leaving them with a very small tax base to draw from. The UCDD provides grant writing, technical assistance, and program management services to our counties, the majority of which do not have the capacity to administer large grant projects such as EPA Brownfields Assessment. With limited local funding, individual counties do not have other sources to draw on for brownfield planning and assessment. Similarly, the UCDD does not have existing funds in our budget to conduct assessments. Currently, our limited budget is provided by state and federal funds designated to specific agency programs.

ii. Economic Effects of Brownfields

Several brownfields in the Upper Cumberland are on properties that are prime locations for industrial use; however the perceived contamination is deterring interest from potential developers. In Sparta, the former Scepter Hardwoods facility is currently in this situation. This site is one of the few industrial sites in the region with rail access and has garnered developer interest. However, its perceived contamination has raised concerns from developers, making it difficult to market. Two potential industries that could have utilized this site if it had been pad-ready extended requests for information in 2017. One of these would have been a capital investment of \$30 million with 60 jobs created; the other would have been a capital investment of \$20 million with 50 jobs created. Assessment and cleanup of this site would allow new business to locate to the county, utilize its rail access, and continue to improve the overall economic climate of Sparta/White County. The Agee Oil site detracts from the charm of a residential area near downtown Sparta. The assessment and cleanup of this site could spur the connectivity of Sparta’s greenway loop, which would promote physical activity, as well as promote local tourism for both residents and visitors.

In Livingston, the abandoned sawmill site currently represents an opportunity for a community facility, such as the envisioned county office building and expanded jail parking. When the sawmill closed in 2015, around twenty jobs dissipated with it. The assistance of this grant would fund the necessary environmental assessments to get this property back into productive use, preventing sprawl by reusing existing developed property. Brownfields in downtown Spencer are eysores that, if revitalized, could help this distressed small town

increase its limited tourism base. As the nearest town to Fall Creek Falls State Park—the most-visited state park in Tennessee—Spencer does not capture a proportionate amount of tourism traffic and dollars. This is partly due to a lack of investment in the downtown and its blighted areas, making it unattractive to visitors and unable to support local businesses that might add to its atmosphere and tourism income.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Redevelopment Strategy, and Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

The successful redevelopment of priority brownfields will align with the region's Comprehensive Economic Development Strategy (CEDS) 2017-2022 plan set forth by the UCDD. Prepared with input from local and regional leadership, this document identifies key economic development needs, consolidating them into a cohesive regional vision. This plan's overarching goal is to improve quality of life for regional residents, with a particular focus on rural communities that are lacking connectivity to economic hubs. One of the main goals of the CEDS is supporting industrial development, including increasing the inventory of industrial property across the region. Another goal is related to retail development and identifying retail real estate. This application seeks to work toward both of these goals through preparing properties to be re-used for both industrial and commercial space. The CEDS plan identifies increased tourism as a regional goal; brownfield sites mentioned in this application are envisioned to boost tourism, as well as support existing residents, with their redevelopment. The UCDD will continue to engage our communities and utilize feedback to shape redevelopment visions related to specific brownfield sites, ensuring that redevelopment projects keep at the forefront the community's health, well-being, and economic prosperity. Redeveloping brownfields in all of these target areas will either contribute to increased access to greenspace and improved recreation areas or support economic development in our region's small towns. All brownfield redevelopment will strive to support existing communities and enhance the health and safety of existing neighborhoods.

ii. Redevelopment Strategy

The table below outlines initial redevelopment plans for the region's target sites as further described throughout the application:

Location	Site Name	Current Use	Infrastructure present	Future Redevelopment Vision
Livingston	Livingston Sawmill (former)	vacant	sewer, water, roadways, gas, broadband, electric	County services building and more jail parking
Spencer	Spencer Auto Sales	mechanic shop/small junk yard	water, roadways	Green space/downtown public park or plaza
Spencer	Davis Auto Sales	Auto junkyard	water, sewer, roadways	Commercial business or community facility
parta	Scepter Hardwoods (former)	vacant	water, gas, broadband, roadways (sewer and electric available)	Industry/Manufacturing facility
parta	Agee Oil Company (former)	vacant	sewer, water, electric, gas, broadband, roadways	Park/greenway trailhead (Rails- to-Trails path)

iii. Timing and Implementation

The UCDD has the necessary and experienced staff to administer this grant and will be responsible for project oversight, procurement of technical services, community outreach/education, assistance in selection of target sites, and assistance in obtaining site access. (a) Contractor Procurement: UCDD will begin the contractor procurement process

immediately following work plan and cooperative agreement approval from the EPA. As a state agency, UCDD will publicly advertise a Request for Proposals for environmental assessment services. When proposals are received, UCDD will evaluate these proposals and choose a consulting firm based on qualifications and experience with environmental assessments and brownfield programs and tasks. These tasks include assistance in maintaining a Brownfields Inventory, Community Outreach, completion of Phase I and Phase II Environmental Site Assessments (ESAs), developing Quality Assurance Project Plans, completion of Analysis of Brownfield Cleanup Alternatives (ABCAs), and working with state regulators regarding solid waste and brownfield assessment planning and remediation. UCDD will secure these services in accordance with the grant program's selection protocol and UCDD purchasing policies within the first three months of being awarded. UCDD will follow the work plan established with EPA to ensure completion of the grant within three years. As several sites have already been identified, we will be able to begin this work quickly and continue to engage our communities in additional site selection.

(b) Site Identification: Identification of the sites in the current inventory was accomplished through meetings the UCDD regularly conducts with local cities and counties. Thus far, the UCDD has created an inventory of nearly thirty potential brownfields in the region. Sites selected for assessment under this grant will be categorized based on the risk they pose to human health and the environment, re-use feasibility, near-term redevelopment, compliance with local land use and planning goals, benefit to human health and welfare, community support, and project benefit (i.e. job creation, private investment, increased tax revenues). UCDD will hold public meetings in target communities to inform citizens of the assessment process, solicit input regarding their knowledge of local brownfields, and encourage citizens to voice their concerns about real or perceived threats associated with these sites. The UCDD Board, which is comprised of both public and private members of the UCDD Counties and Cities, meets on a quarterly basis. These meetings have proven to be an opportune time to begin to identify additional sites. At these meetings, the Board is able to discuss public comment and concerns raised at their respective regular town hall meetings. This input will be utilized to shape the highest and best use of the grant throughout its duration. UCDD is a familiar and trusted resource in the targeted communities and will continue to educate the community on the benefits of promoting environmental assessment and redevelopment efforts.

(c) Site Access: UCDD's communities are familiar with EPA Assessment Grants and understand the necessity of garnering access to sites for assessment. Upon official site selection, access agreements with specific terms will be completed between the property owner and consultant. This process has been refined over the course of the UCDD's previously awarded assessment grants and has proven effective. For the target sites detailed in this grant proposal, there has already been communication between local government officials and property owners about the potential funding for environmental assessments and the site access needed. If site access at a particular brownfield is problematic, there is a sufficient number of sites for assessment so that it will not significantly impact the project. UCDD is confident that the relationships with our communities and property owners will assure success in obtaining site access and ensure that all funding will be expended within three years.

b. Task Descriptions and Budget Table

i. Task Descriptions

Brownfield Inventory and Outreach: Data will be collected from the assessments throughout the duration of the grant and compiled in the ACRES database. This task will be conducted by UCDD staff and technical consultants. UCDD staff and consultants will also conduct community outreach and education to identify priority brownfields and concerns, as well as developer and stakeholder interest in order to achieve a cohesive redevelopment plan. A total of \$2500 (\$1500 hazardous/\$1000 petroleum) is budgeted for UCDD staff for inventory management and community outreach activities. A total of \$5,000 (\$3,000 hazardous / \$2,000 petroleum) is anticipated to cover Travel expenses for key staff members to attend Brownfield conferences and workshops (attendance of 2 staff members @ \$2500 per person allotted for air travel, ground transport, and lodging expenses for at least one national conference and one regional conference). In order to improve the quality of the inventory, an additional \$8,000 (\$4,000 hazardous / \$4,000 petroleum) is budgeted for contractual services by consultants to assist in community outreach and education. **Outputs** of this task will include education/community outreach in local communities, print and web content including public notices of community meetings, and UCDD staff attendance at the national brownfields conference and at least one regional brownfields conference.

Phase I ESAs: This task includes conducting approximately 18 Phase I ESAs (10 Hazardous Substances/8 Petroleum) at an approximate cost of \$3,000 each. This task budget includes consulting and reporting costs and other eligible assessment-related costs. **Outputs** include site specific eligibility determinations and Phase I ESAs, and building the ACRES database.

Phase II ESAs: This task includes conducting approximately 10 Phase II ESAs (7 Hazardous Substances/3 Petroleum) at an approximate and average cost of \$20,000 for each site based on the findings of the Phase I ESAs. Information from the Phase II ESAs will be included in the ACRES database. This task budget includes consulting costs, lab charges, work plan and reporting costs, site specific QAPP's, and other eligible assessment-related costs. **Outputs** include site specific QAPPs and Phase II ESAs, as well as building the ACRES database.

Cleanup & Redevelopment Planning: This task will involve the development of a plan to cleanup and redevelop sites within the UCDD and to develop implementation strategies and resources. This task will be conducted by UCDD staff and technical consultants. The information obtained from community outreach and the Phase I and II ESAs will be used to evaluate the potential level of effort necessary to clean up selected sites. A total of \$2500 (\$1500 hazardous/\$1000 petroleum) is budgeted for UCDD staff to complete subtasks such as mapping, copying, publishing, mailing, etc., as well as staff time for attendance at meetings with TDEC staff or other stakeholders related to proposed cleanup and redevelopment. Technical consultants will be hired to complete Analysis of Brownfield Cleanup Alternatives (ABCAs) at a cost of approximately \$4,000 per site, with an estimated 7 (5 Hazardous Substance/2 Petroleum) sites. This will be leveraged with other funds to conduct visioning for brownfield redevelopment. **Outputs** include cleanup and redevelopment plans and ABCAs.

Assessment Grant Project progress will be updated on a quarterly basis as required and projects outcomes enumerated, added, and tracked in the ACRES database. All costs outlined above were determined and verified to be reasonable based on UCDD's prior Assessment Grant experience.

ii. Budget Table

The following table details anticipated costs applicable to both hazardous substance and petroleum budgets (allotment of \$200,000 toward hazardous and \$100,000 toward petroleum, for a **Total Project Budget of \$300,000**):

Hazardous Substance Sites Budget					
	Project Tasks				
Budget Categories	Brownfields Inventory & Outreach	Phase I ESAs	Phase II ESAs	Cleanup & Redevelopment Planning	Total
Personnel	\$1,500	-	-	\$1,500	\$3,000
Fringe Benefits	-	-	-	-	\$0
Travel	\$3,000	-	-	-	\$3,000
Equipment	-	-	-	-	\$0
Supplies	In-Kind	-	-	In-Kind	\$0
Contractual	\$4,000	\$30,000	\$140,000	\$20,000	\$194,000
Other	-	-	-	-	\$0
Total	\$8,500	\$30,000	\$140,000	\$21,500	\$200,000
Petroleum Substance Sites Budget					
	Project Tasks				
Budget Categories	Brownfields Inventory & Outreach	Phase I ESAs	Phase II ESAs	Cleanup & Redevelopment Planning	Total
Personnel	\$1,000	-	-	\$1,000	\$2,000
Fringe Benefits	-	-	-	-	\$0
Travel	\$2,000	-	-	-	\$2,000
Equipment	-	-	-	-	\$0
Supplies	In-Kind	-	-	In-Kind	\$0
Contractual	\$4,000	\$24,000	\$60,000	\$8,000	\$96,000
Other	-	-	-	-	\$0
Total	\$7,000	\$24,000	\$60,000	\$9,000	\$100,000

c. Ability to Leverage

The main leveraging tool the UCDD will use with ongoing brownfield redevelopment is a Revolving Loan Fund (RLF), which is operated through the Cumberland Area Investment Corporation (CAIC), a UCDD subsidiary, for the purpose of administering small loans to businesses that are working to create and/or retain jobs; **a letter of support with details from the CAIC is attached to this proposal.** Overton County has already purchased one of the priority brownfield sites (Livingston Sawmill) for its future county services building. This purchase signifies the future redevelopment of an existing brownfield; **a letter of support with details from Overton County is attached to this proposal.** Grant funds to our communities from various state and federal programs could be leveraged for projects related to brownfield cleanup and/or redevelopment. The UCDD assists our communities with these grant applications each year and will continue to leverage available funding for brownfield projects. If substantial contamination is found and sites are eligible, the local municipality plans to apply for EPA Brownfields Cleanup funding. Details of leveraging success from UCDD's past

Assessment grants can be found in section 5.d.1. The table below illustrates secured resources, as well as other potential funding opportunities that could be leveraged for brownfield redevelopment:

Source	Purpose/Role	Amount (\$)	Status
Cumberland Area Investment Corporation (CAIC)	Loans to communities or businesses for business creation or expansion at former brownfield sites	Up to \$550,000 (per project)	Secured
Overton County	Purchase of former Livingston Sawmill site	\$300,000	Secured
Appalachian Regional Commission grants	Grants for infrastructure projects that seek to meet economic development goals	Up to \$500,000 (per project)	Potential
TN ECD Tourism Enhancement Grant	Provide Tourism infrastructure resources to enhance and improve the Tourism Economic Impact in Tennessee counties	Up to \$50,000 (per project)	Potential
TDEC Local Parks & Recreation Fund or Recreational Trails Program grants	Purchase of land for parks/greenways; capital projects in parks/natural areas/greenways; trail development	Up to \$500,000 (per project)	Potential
TDEC Voluntary Cleanup, Oversight, and Assistance Program	Provides oversight in the brownfield investigation and cleanup process (TDEC reviews assessment plans funded through EPA grants at no cost)	\$11,250 (per site)	Potential
TN ECD Site Development Grant	Prepare and develop industrial property to increase marketability to prospective industries	Up to \$1 million (per project)	Potential
TVA InvestPrep	Prepare and develop industrial property to increase marketability to prospective industries.	Up to \$500,000 (per project)	Potential
TDOT Transportation Alternatives Program and Multimodal Access Grant	Build sidewalks, bike and pedestrian trails. Support the transportation needs of transit users, pedestrians, and bicyclists through infrastructure projects that address existing gaps along state routes and access at transit hubs.	Up to \$950,000 per project	Potential

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan

UCDD Economic & Community Development staff maintains ongoing communication with local leaders of our community in relation to various development projects. In addition, the UCDD holds a formal quarterly meeting for its Board of Directors, which includes all city and county mayors of the region. Through these meetings and annual community strategy sessions, the UCDD keeps our communities informed of EPA Brownfields programs and requests input on potential sites needing remediation. These meeting formats will provide a platform for local officials to prioritize sites for redevelopment and share progress on brownfields activities.

Community residents will be engaged and feedback collected regarding brownfields priorities through the community organizations listed in section 3.c., as well as through open public meetings held in each community. UCDD staff will attend monthly County/Municipality board meetings for each target area in order to verify that the government entity is gathering public feedback regarding the use of assessment funds. Website and social media outlets will be used to publicize meetings, where applicable. Public meetings will be held at times that accommodate community and commuter work schedules, and postings will be made in places frequented by the target audience, such as churches and grocery stores.

ii. Communicating Progress

Communication and updates on Assessment Grant activities will be conducted through local newspaper articles, local community organizations listed in section 3.c., public hearings, websites and social media, where applicable. Communities involved will address non-English speaking residents and develop methods to distribute information in places frequented by affected residents, such as churches and stores.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The UCDD has established a healthy relationship with the Tennessee Department of Environment and Conservation (TDEC) to ensure appropriate assessment, cleanup, and redevelopment of brownfield sites. UCDD maintains ongoing communication with Paula Middlebrooks, Environmental Consultant and TDEC's brownfields coordinator. This partnership with both the state and local TDEC offices is important for ongoing guidance, technical support, and interpretation of rules regarding brownfields assessment and eventual cleanup activities. TDEC staff will provide technical oversight on the Site Specific Quality Assurance Project Plans, as well as technical assistance throughout the project.

ii. Other Governmental Partnerships

The UCDD maintains strong ongoing relationships with the Appalachian Regional Commission (ARC), Tennessee Department of Transportation (TDOT), the Tennessee Department of Economic & Community Development (TNECD), and county and city government officials in each of our region's fourteen counties. ARC is a federal-state partnership that works for sustainable community and economic development in the thirteen states that span the Appalachia region of the eastern United States. ARC aids in providing funding for a variety of projects to help build the capacity of the communities within this region and help Appalachia achieve socioeconomic parity with the nation. ARC grant funds could be used in the future to bolster brownfields projects in the region, particularly those with a job creation component. The UCDD also works closely with various TNECD and Tennessee Valley Authority (TVA) site development programs (more details in section 2.c. table above) to market potential industrial sites.

c. Partnerships with Community Organizations

i. Community Organization Description & Role

Livingston: Livingston Housing Authority provides public housing assistance to low-income families, seniors, and disabled individuals in Livingston, TN. This agency commits to engaging and gathering feedback from public housing residents related to this project.

Tennessee College of Applied Technology in Livingston is a vocational school providing workforce development for the entire Upper Cumberland region; TCAT offers its support and commits to disseminate information about education and job training opportunities related to brownfield redevelopment. **Spencer:** The Van Buren-Spencer Chamber of Commerce commits to assisting with the education of local residents regarding local brownfield redevelopment.

Sparta: Sparta Housing Authority offers affordable public housing in Sparta, TN. For this project, they will engage and collect feedback from public housing residents living near the former Agee Oil site regarding brownfield assessment and future redevelopment. Sparta-White County Chamber of Commerce wishes to be involved in the process of redeveloping the former Agee Oil site and incorporating this property into the ongoing Sparta Trails Plan.

ii. Letters of Commitment

Letters of commitment have been provided as attachments to this proposal by the above-referenced organizations.

d. Partnerships with Workforce Development Programs

Addressing workforce development and education is the #1 goal of the UCDD's Comprehensive Economic Development Strategy (CEDS). Although there are no Brownfields job training grantees in the UCDD area, UCDD strives to connect residents with resources needed to compete for skilled jobs. The UCDD has strong partnerships with Tennessee Tech University

Motlow State Community College, and the Tennessee Colleges of Applied Technology, which serve the entire district. UCDD will continue to work with these institutions and others to connect regional residents with any employment opportunities related to brownfields redevelopment.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

Future redevelopment of brownfield sites in the region will transform blighted areas into a productive community use, including the following: mixed-use development, better public and affordable housing, new green spaces, safer walkability, and more practical commercial or industrial space. In particular in the target sites identified, which have significant elderly populations, potential carcinogens would be cleaned up and removed from nearby residents' neighborhoods, potentially reducing cancer risks and rates in these areas. In Livingston, assessment and cleanup of the former Livingston Sawmill will keep residents from further exposure to airborne sawdust and chemicals used in wood treatment, which are known to cause various respiratory problems and other health issues. Redevelopment of this site will also clean up an eyesore for a low-income neighborhood.

In Sparta, cleanup of the Agee Oil site will foster community health improvement by spurring the completion of a greenway loop. This will encourage physical activity by providing a walking trail in a residential area, as well as connecting the greenway and area residents to historic downtown Sparta and the Farmers Market. Residents around the Agee Oil site, many of whom are low-income public housing occupants, would cease to be potentially exposed to petroleum through groundwater and runoff near their homes, as they gain a new greenspace in their neighborhood. A completed greenway could improve current poor physical activity habits in this county that has a 46% childhood obesity rate; this project strives to improve the lifestyle and well-being of all Sparta/White County citizens.

In Spencer, two blighted downtown areas could be cleaned up and put into productive reuse, providing Spencer citizens with potential greenspace and a walkable downtown district, including retail or other development opportunities. The two brownfield properties here have been storing automobiles for years on bare earth, creating potential groundwater contamination and runoff issues. Cleaning up these properties will eliminate these concerns.

b. Economic and Community Benefits

The assessment and eventual cleanup of brownfield sites in the Upper Cumberland will in some cases lead to more greenspace, access to walking trails, and the aesthetic improvement of small towns, increasing the livability and connectivity of neighborhoods. In other cases, brownfield redevelopment will spur commercial and industrial recruitment, with numerous economic benefits to rural counties. In all cases, revitalization of brownfields in the region will eliminate blighted areas, putting less-than-desirable properties back into productive use. Redevelopment could encourage homeownership (in residential areas), job creation, and a more vibrant community atmosphere, which will have an impact well beyond the boundaries of any brownfield property. A change in these neighborhoods is also expected to decrease current crime and unemployment rates, raise per capita income levels, lower poverty rates, and improve each city or county's tax base. Overall, this project strives to improve the quality of life of community residents.

By cleaning up their downtown former sawmill, Livingston will gain a much-needed Overton County services building in a prime location, as well as reduce sprawl by utilizing a site with existing infrastructure in place for a brand new building. Sparta could gain a greenway trailhead in a low-income residential area, eliminating an eyesore and connecting a riverside walking trail to the city's historic downtown. Redevelopment of the former Agee Oil site in Sparta into a trailhead for the Sparta Trails system will serve as a catalyst for area residents to walk for health, as well as visit downtown Sparta through a connected greenway loop. In addition, with the cleanup of a former manufacturing plant, the city could put a prime industrial location—one of the few in the region with rail access—back to use. The Scepter Hardwoods site has seen developer interest which would have resulted in \$30 million in capital investment; environmental assessment and cleanup will make the site infinitely more marketable for interested industry to realize the site's potential. This strategy coincides with the region's Comprehensive Economic Development Strategy (CEDS) goal of Resiliency by working to create a diverse industrial base in the region. Spencer, in distressed Van Buren County, could eliminate two blighted properties in its town center, bolstering downtown revitalization efforts. Since Fall Creek Falls—Tennessee's largest and most-visited state park—is located only 11 miles east of Spencer, driving park visitors into Spencer's downtown would be a prime way to increase tourism expenditures in this city. Increasing tourism revenue throughout the region is another goal detailed in the CEDS. Improving Spencer's downtown appeal through the addition of public greenspace and a small arts or shopping district would be a great step toward this small town's beautification and tourism appeal.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The UCDD has not had any adverse audit findings or problems with the administration of any grants.

b. Programmatic Capability

The UCDD is comprised of over sixty staff members who work on a variety of projects funded by local, state and federal programs. As a State Planning District, the UCDD administers grants of this scope on a routine basis. The UCDD has Economic and Community Development staff on hand who can assist with community outreach and program management for this grant project. **In accordance with the EPA Region 4 priority, the UCDD will use our staff to manage the Upper Cumberland brownfields program for our counties/region with limited financial resources.** Ms. Allison Fox, Community Development Planner, will manage this Brownfields Assessment project. Ms. Fox has nearly five years of experience in the areas of research, grant project development, and grant administration. In the unlikely circumstance that Ms. Fox is unavailable to administer the grant, UCDD's Economic & Community Development Director, Tommy Lee, will take over these responsibilities; EPA will be notified immediately of the change in the grant contact. To ensure comprehensive brownfield education in the agency, both Ms. Fox and Mr. Lee will attend national and regional brownfields conferences as part of this grant.

Through management of previous Brownfields grants, the UCDD has developed relationships with knowledgeable environmental consulting firms. As required, UCDD will qualify consulting firms through a bid process; consulting firms will be required to submit documentation that demonstrates their qualifications and experience to conduct Brownfields Inventory, Community Outreach, and Phase I/Phase II Environmental Site Assessments, as well

as develop Quality Assurance Project Plans, Cleanup and Corrective Action Plans and work with state regulators regarding solid waste and brownfield assessment and remediation.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The UCDD has had significant success in utilizing the EPA Brownfields programs and has successfully tracked outcomes and outputs on all previously awarded grants to maintain a successful ongoing system. If awarded, the UCDD will continue to utilize this system, which heavily relies on accurate input of information into the ACRES database. This will allow the UCDD to quantify benefits from the assessment activities as measured by the number and type of assessments completed, type and location of contamination, acres of land cleaned up, jobs created, private investment leveraged, etc. Quarterly Reports will be completed to monitor progress during the duration of the grant.

d. Past Performance and Accomplishments

1. Accomplishments

2013 EPA Brownfields Assessment Grant-\$400,000: With EPA funds, the UCDD completed seven Phase I ESAs, six Phase II ESAs, two Analyses of Brownfield Cleanup Alternatives (ABCA), and planning for Engineering Control at the former Phillips Luminaries building in Sparta, which has been redeveloped into the Jackson Kayak factory, an outdoor recreation company. Jackson Kayak is the greatest success story of the UCDD's 2013 Assessment grant. The former Phillips Luminaries building sat vacant for years and was set to be sold for scrap metal. Jackson Kayak needed to expand and chose to do so in that former manufacturing building because the UCDD was able to complete an updated Phase I ESA, followed by a Phase II ESA. Jackson Kayak purchased the former manufacturing facility to expand its operation, both saving the building and creating jobs. Vapor Intrusion identified during the Phase II ESA is now being managed in the building through an active system. This Assessment Grant project leveraged approximately \$6.5 million in private investment and created 425 jobs. 2009 EPA Brownfields Assessment Grant-\$400,000: With EPA funds, the UCDD completed fourteen Phase I ESAs, six Phase II ESAs, and two ABCAs. These activities created twenty jobs, led to the cleanup of approximately 400 acres of land, and leveraged over \$3 million in private investment. These outputs and outcomes are reflected in ACRES. The most notable accomplishment of this grant was the assessment of Cookeville's former Heritage Ford Dealership, which was remediated and redeveloped into the city of Cookeville Public Works office.

2. Compliance with Grant Requirements

2013 EPA Brownfields Assessment Grant-\$400,000: UCDD completed all reporting for this grant in a timely manner, and the ACRES system has been kept up to date with project outputs and outcomes. This grant was closed out on December 12, 2016; all funds were expended at the time of closure. 2009 EPA Brownfields Assessment Grant-\$400,000: UCDD completed all reporting for this grant in a timely manner, and all project outputs and outcomes were entered into the ACRES system. This grant was closed out on July 31, 2012; all funds were expended at the time of closure.

The UCDD and the counties we serve do not have funds in the budgets to perform environmental assessments of brownfields. Additional EPA funding will place our region in a position to begin the process of remediation of brownfields and use our proven ability to leverage other sources to redevelop brownfields and put them back into productive use.

III B. Threshold Criteria

1. Applicant Eligibility

The Upper Cumberland Development District (UCDD) is a government-appointed agency established by the Tennessee General Assembly under the Tennessee Development District Act of 1965.

2. Community Involvement

UCDD Economic & Community Development staff maintains ongoing communication with local leaders of our community in relation to various development projects. In addition, the UCDD holds a formal quarterly meeting for its Board of Directors, which includes all city and county mayors of the region. Through these meetings and annual community strategy sessions, the UCDD keeps our communities informed of EPA Brownfields programs and requests input on potential sites needing remediation. These meeting formats will provide a platform for local officials to prioritize sites for redevelopment and share progress on brownfields activities.

Community residents will be engaged and feedback collected regarding brownfields priorities through the community organizations listed in section 3.c. of the narrative proposal, as well as through open public meetings held in each community. UCDD staff will attend monthly County/Municipality board meetings for each target area in order to verify that the government entity is gathering public feedback regarding the use of assessment funds. Website and social media outlets will be used to publicize meetings, where applicable. Public meetings will be held at times that accommodate community and commuter work schedules, and postings will be made in places frequented by the target audience, such as churches and grocery stores. Communication and updates on Assessment Grant activities will be conducted through local newspaper articles, local community organization meetings, public hearings, and local websites and social media. Communities involved will address non-English speaking residents and develop methods to distribute information in places frequented by affected residents, such as churches and stores.

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: 11/16/2017	4. Applicant Identifier: <input type="text"/>
-----------------------------------	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name: Upper Cumberland Development District	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 62-0801436	* c. Organizational DUNS: 0607390750000

d. Address:

* Street1:	1225 S. Willow Ave.
Street2:	<input type="text"/>
* City:	Cookeville
County/Parish:	<input type="text"/>
* State:	TN: Tennessee
Province:	<input type="text"/>
* Country:	USA: UNITED STATES
* Zip / Postal Code:	38506-4158

e. Organizational Unit:

Department Name: <input type="text"/>	Division Name: <input type="text"/>
--	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: <input type="text"/>	* First Name: Allison
Middle Name: <input type="text"/>	
* Last Name: Fox	
Suffix: <input type="text"/>	

Title: Community Development Planner

Organizational Affiliation: <input type="text"/>

* Telephone Number: 931-476-4106	Fax Number: <input type="text"/>
----------------------------------	----------------------------------

* Email: afox@ucdd.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Upper Cumberland Community-Wide Brownfields Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

6

* b. Program/Project

6, 4

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 09/01/2018

* b. End Date: 09/01/2021

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes

☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name: Mark

Middle Name:

* Last Name: Farley

Suffix:

* Title: UCDD Executive Director

* Telephone Number: 931-476-4169

Fax Number:

* Email: mfarley@ucdd.org

* Signature of Authorized Representative: Lanelle Godsey

* Date Signed: 11/16/2017



Upper Cumberland Development District

"Providing Solutions through Regional Cooperation"

R04-17-A-080

December 15, 2016

Barbara Alfano/US Environmental Protection Agency Region 4
Atlanta Federal Center
61 Forsyth Street, S.W. 10th FL
Atlanta, GA 30303-8960

a. Applicant Identification

Upper Cumberland Development District
1225 South Willow Ave.
Cookeville, TN 38506

b. Funding Requested

- i) Assessment
- ii) Community-wide
- iii) \$277,000
- iv) both: \$193,000 Hazardous Substances; \$84,000 Petroleum

c. Location: Upper Cumberland region, Tennessee. This fourteen-county region includes the following counties: Cannon, Clay, Cumberland, DeKalb, Fentress, Jackson, Macon, Overton, Pickett, Putnam, Smith, Van Buren, Warren, and White. Target counties for this application are Jackson, Overton, Van Buren, and White.

d. Property Information

N/A—The UCDD is applying for a Community-Wide Assessment Grant.

e. Contacts

i) Project Director

Allison Fox
931-476-4106; afox@ucdd.org
1225 S. Willow Ave./Cookeville, TN/38506

ii) Chief Executive

Mark Farley, Executive Director
931-476-4169; mfarley@ucdd.org
1225 S. Willow Ave./Cookeville, TN/38506

1225 South Willow Avenue, Cookeville, TN 38506
Office: (931) 432-4111 * Fax: (931) 432-6010 * www.ucdd.org



Upper Cumberland Development District

"Providing Solutions through Regional Cooperation"

f. Population

- i) Upper Cumberland fourteen-county district estimated population: 345,381
- ii) Target county populations are listed in the table(s) on pages 2-3 of this proposal.
- iii) The Upper Cumberland region includes one county experiencing persistent poverty—Fentress County.

g. Regional Priorities Form/Other Factors Checklist

The Regional Priorities Form/Other Factors Checklist is attached to this Cover Letter.

h. Letter from State Environmental Authority

A letter of acknowledgement of this application from the Tennessee Department of Environment and Conservation (TDEC) Brownfields Coordinator, Paula Larson Middlebrooks, is attached to this Cover Letter.

On behalf of the fourteen-county region we serve, the Upper Cumberland Development District (UCDD) seeks a 2017 EPA Brownfields Assessment Grant. The UCDD strives to assist our region in the pursuit and implementation of activities that drive economic and community development. We believe that EPA Brownfields funding will help accelerate holistic growth in our rural communities, many of which experience high levels of poverty.

The UCDD has successfully administered two prior EPA Brownfields Assessment Grants, which fulfilled brownfield assessment efforts and leveraged funds to revitalize several blighted properties in our region. We hope to continue this positive redevelopment through EPA grant programs such as this one.

Thank you for your consideration of this proposal.

Sincerely,

Mark Farley
Executive Director

III B. Threshold Criteria

1. Applicant Eligibility

The Upper Cumberland Development District (UCDD) is a government-appointed agency established by the Tennessee General Assembly under the Tennessee Development District Act of 1965.

2. Community Involvement

The UCDD holds a formal quarterly meeting with both city and county mayors of the region, all of whom sit on the UCDD Board of Directors. In previous quarterly Board meetings and annual county strategy sessions held in the summer months, the UCDD informed each county of EPA Brownfields programs and requested input on potential sites and future redevelopment plans. UCDD Board meetings, strategy sessions, and ongoing communication with local governments will provide a platform for local officials to prioritize sites for redevelopment and share progress on brownfields activities.

Community residents will be engaged and feedback collected regarding brownfields priorities through the community organizations listed in section 3.c., as well as through open public meetings held in their communities. Website and social media outlets will also be used, where applicable. The UCDD and partner organizations will work to target low-income residents and residents who live near brownfield sites for this input. Public meetings will be held at times that accommodate community and commuter work schedules, and postings will be made in places frequented by the target audience.

Areas Affected By Project (UCDD FY17 EPA Brownfields Assessment Grant):

**Upper Cumberland Region: Jackson County, Overton County, Van Buren County,
White County**

1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions

Located in the northeastern portion of Middle Tennessee, the Upper Cumberland Development District (UCDD) is one of nine development districts in the state which serves its counties by providing regional planning and economic development resources and assistance. These development districts were established by the TN General Assembly in 1965. The UCDD serves the following fourteen counties in the region: Cannon, Clay, Cumberland, DeKalb, Fentress, Jackson, Macon, Pickett, Putnam, Overton, Smith, Van Buren, Warren, and White. This district encompasses 5,093 square miles and is home to 345,381 residents. Situated equidistant from the metropolitan areas of Nashville, Knoxville, and Chattanooga, the region is largely comprised of rural and isolated areas that experience elevated poverty and unemployment rates; the fourteen counties served by the Upper Cumberland Development District have an average poverty rate of 21.1%, which is well above both the state and national poverty rates. The Upper Cumberland is part of the Appalachian region and falls under Appalachian Regional Commission (ARC) legislation. Each year ARC creates a national index of county economic status through a comparison of each county's averages for three economic indicators—three-year average unemployment rate, per-capita market income, and poverty rate—with national averages. For FY2017, ARC has ranked two Upper Cumberland counties as economically 'distressed' (Fentress, Van Buren) and nine counties as 'at-risk' of becoming distressed (Macon, Clay, Pickett, Overton, Jackson, Putnam, DeKalb, White, Warren).

The cities and counties of the Upper Cumberland were largely founded in timbering and coal mining operations, which over time stripped the region of many natural resources. Tailing the end of the Industrial Revolution, the region developed industrial and manufacturing operations in the late 1930s to catch up to national needs. Isolation has stunted much of the region's abilities to continue adapting to changing times. Due to the changing industrial landscape, many industries have closed in recent decades, removing key economic drivers from these rural communities and resulting in a relatively high percentage of the population unemployed, under-educated, and financially struggling. One significant roadblock in addressing workforce needs is the lack of marketable industrial real estate in the region to attract developers.

Though economically unstable, the Upper Cumberland region has a wealth of natural beauty and assets, drawing tourists and outdoor enthusiasts to our many lakes, rivers, waterfalls, caves, hiking trails, and camping areas. The region is home to sixteen state parks and one national park. In order to maintain greenspace and the scenic lands that attract a tourism base to the region, land is limited for industrial development. The region must seek to market existing industrial sites, many of which are blighted and likely contaminated brownfields. Across the fourteen-county region, the UCDD has begun to identify and cultivate an initial inventory of potential brownfield sites in need of assessment, seeking to begin the process of positive redevelopment of currently un- or under-used sites in our communities. Local government officials have suggested priority sites based on economic need of the targeted communities and redevelopment of potential sites with an industrial background that are likely contaminating our communities. For this application, the UCDD will focus on Jackson, Overton, Van Buren, and White counties. Each of these target counties and cities where

brownfields are located has higher poverty rates than the region, state, and national averages. The focus counties for this application are all either 'distressed' or 'at-risk,' according to the ARC.

ii. Demographic Information and Indicators of Need

As evidenced in the data below, the entire Upper Cumberland region, and the target counties and cities within, experiences poverty rates significantly higher than the state and national rates (17.8% and 15.6%, respectively). Represented in these tables are the target counties, as well as the cities and in Sparta, the census tract, in which the priority brownfield sites are located. In the case of sites in Livingston and Spencer located inside the city limits, the Census tracts of the brownfield sites span areas beyond the city limits, so only city-level data has been provided. Census tract-level data is not provided for the former Eaton Corporation sites, located in Jackson County, as they are not located in residential areas. Minorities represented in these statistics include any race except 'white,' the most significant of which are Hispanic and African-American across the Upper Cumberland region.

Color key (data sources):

US Census Bureau 2015 Population Estimates

TN Dept. of Labor and Workforce Development

US Census Bureau American Community Survey, 2010-2014

US Census Bureau 2010 Census of Population

	Jackson County	Gainesboro (Jackson County)	Overton County	Livingston (Overton County)	Upper Cumberland Region	Tennessee	National
Population	11,509	955	22,129	4,071	345,381	6,600,299	314,107,084
Unemployment	7.40%	N/A	5.50%	N/A	5.40%	5.00%	5.0%
Poverty Rate	24.10%	38.40%	22.40%	34.60%	21.10%	17.80%	15.60%
Percent Minority	3.20%	12.90%	2.90%	6.20%	6.80%	24.40%	37.2%
Median Household Income (\$)	33,500	22,750	34,913	30,760	35,787	44,621	\$53,482
Percent Children	20.37%	26.30%	23.23%	21.50%	22.11%	23.57%	24.03%
Percent Elderly	25.57%	28.10%	24.00%	28.80%	24.24%	19.29%	18.49%

	White County	Sparta (White County)	Sparta Census Tract 9354	Van Buren County	Spencer (Van Buren County)	Upper Cumberland Region	Tennessee	National
Population	26,521	5,096	3,748	5,677	1,634	345,381	6,600,299	314,107,084
Unemployment	5.30%	N/A	N/A	6.20%	N/A	5.40%	5.00%	5.0%

Poverty Rate	22.10%	30.20%	33.20%	21.60%	25.60%	21.10%	17.80%	15.60%
Percent Minority	5.20%	7.90%	9.60%	2.50%	1.30%	6.80%	24.40%	37.2%
Median Household Income (\$)	33,933	24,035	22,654	34,250	28,750	35,787	44,621	\$53,482
Percent Children	22.46%	16.50%	21.60%	20.85%	19.30%	22.11%	23.57%	24.03%
Percent Elderly	24.34%	32.10%	27.90%	25.34%	27.60%	24.24%	19.29%	18.49%

iii. Brownfields and Their Impacts

The Upper Cumberland region has many former industrial sites, mills, and gas/service stations that sit vacant and unproductive, detracting from the community instead of contributing positively. Based on discussions with local government officials, the UCDD has begun a running inventory of priority sites, which currently includes nearly thirty individual sites throughout the region. Below are details about the target priority sites.

Jackson County: Jackson County's two Eaton Corporation manufacturing facilities left 115 individuals out of work when they closed their doors in August and November 2016. The facilities manufactured various parts used in hydraulics, heavy truck markets, and the propane industry. The closure was due to an outsourcing of work to other suppliers outside the Upper Cumberland region, across the US and overseas. In a February 2016 article by the Upper Cumberland daily *Herald-Citizen* newspaper, Jackson County Mayor Bobby Kinnaird said, "This is really a big blow for us. It's 40 percent of our manufacturing workforce. A lot of these employees live here in Jackson County. They'd have to travel out of county to find work." EPA Brownfields Assessment funds could assist the county in preparing the former Eaton sites to market to manufacturing companies looking to locate to the area. With Jackson County's elevated poverty and unemployment rates (24.1% and 7.4%, respectively), industrial recruitment to the area would be a welcome and beneficial use of the former Eaton plants. With rolling topography, limited infrastructure, and some land being located in a flood plain, the county has no other available land or facilities to market to prospective industries.

Overton County: The town of Livingston in Overton County has at least one priority brownfield site in the city limits, which is the former Livingston Sawmill. Located behind the county jail and adjacent to residential properties, this site was an operating sawmill for nearly thirty years, closing in 2015. Sawdust created by the working mill has caused maintenance problems for the jail, as well as potential breathing issues and home maintenance problems for the surrounding neighbors of the site. The town of Livingston has a 34.6% poverty rate, well above state and national averages. Currently, the county is in need of a county services building, which would be a positive redevelopment of the sawmill site.

Van Buren County: Two sites have been identified in distressed Van Buren County (which has a population of less than 10,000) in the city of Spencer. One site, Spencer Auto Sales, is located in the historic town center and mere thirty feet from residential properties. Currently functioning as a mechanic shop and small junkyard, the site is an eyesore for the community, located on a main thoroughfare. Another former gas station located on Old State Highway 111 has been vacant for twenty years and still has underground storage tanks.

White County: Two priority sites are located in White County in the City of Sparta. One of these sites, Agee Oil, a former oil distribution center, is located in a low-income residential

area in the city of Sparta, surrounded on three sides by residential properties and very near a public housing neighborhood. This site sits in Census Tract 9354, which has a 33.2% poverty rate and significant children and elderly populations. The city has interest in transforming this blighted site into a greenway trailhead, as it is located near a portion of Sparta's current walking trail. The city has plans to continue developing this trail, which currently runs along the Calfkilmer River and ends south of historic downtown, into a connected loop around the city. Another site in the county, former Scepter Hardwoods hardwood manufacturing facility, is located in a commercial zone with rail access, which is a prime location for a new industrial facility. The site has garnered developer interest, but concerns have left it vacant and challenging to market to prospective companies due to the suspected but unknown scope of the contamination. This site also sits adjacent to residential property outside the city limits.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts

Tennessee ranks at number 38 out of the 50 states in overall child well-being, number 42 in economic well-being, and number 36 for educational achievement, according to the Annie E. Casey Foundation 2016 Kids Count Data Book. Children (under 18 years of age) make up 22.11% of the Upper Cumberland's population. All fourteen Upper Cumberland counties are characterized by higher poverty rates and lower median household incomes than both the state of Tennessee and the nation. Residents in these target counties and those who live near brownfield sites are more prone to environmental justice issues and safety issues, including blight, lack of resources such as healthy food options and in some cases safe walkability, and potential contamination from hazardous substances at brownfield sites.

In Overton County, Livingston's former sawmill has caused respiratory health concerns, as well as damage to nearby homes from airborne sawdust. In White County, Sparta's Agee Oil site is an eyesore in a residential area, which includes public housing. Data shows that the census tract around this site is represented by a low-income population, with nearly half the residents being under 18 years of age or over 60. Former Agee Oil has been an eyesore with visible contaminants for around ten years. Sparta Police Chief Jeff Guth stated that police and residents have noted an "oil sheen" on puddles of water at the site after a rain. As the groundwater in this residential area is undoubtedly contaminated with petroleum, there are likely health risks present that residents may be unaware of.

ii. Cumulative Environmental Issues

Environmental issues in the Upper Cumberland include agriculture and urban runoff, some of which come from brownfields. According to the EPA, agriculture is the nation's leading cause of impaired water quality. The many farming operations in the region are undoubtedly contaminating the region's waterways, as well as private wells. Of the 6620 miles of streams in the region, 472 miles are listed by the EPA as 303d impaired, which means that the daily pollution input to the water body exceeds a defined threshold of safety streams (US Geological Survey National Hydrography Dataset). Of note, much of the Upper Cumberland lies upon karst topography, a landscape in which the bedrock is dissolved by water and is characterized by caves, sinkholes, and disappearing/reappearing rivers. This presents challenges when managing water pollution and runoff, including simply not knowing where the water goes. Very little of the region's subsurface is mapped or understood, and subsurface drainage varies considerably from surface drainage. Conduits within karst do not filter contaminants, which are rapidly

transported to an often unknown location. Plumes from broken underground storage containers therefore do not behave in the way they are expected to. The table below illustrates Agricultural land, Karst geology and Urban runoff by target county as a proxy to understanding these issues and to illustrate how widespread these problems are.

Percent Landscape by Region						
	UCDD	Jackson	Overton	Putnam	Van Buren	White
Agriculture	24	14	26	23	12	34
Karst	51	56	69	62	25	73
Urban	8	5	8	16	4	9

Sources: Landscape (NLCD 2011) and TN State Geology Layer 1:250,000

In addition to simply having a lot of karst geology, there are impacts from known potential conduits to that karst geology. According to the Tennessee Department of Environment and Conservation's (TDEC) Division of Water Resources, there are nearly 9,000 oil and gas wells in the Upper Cumberland region. There are also 42 landfills and 528 illegal dumping complaints in just the past five years in the region (from the TDEC Division of Solid Waste Management), and 114 TDEC Division of Remediation sites. From the Abandoned Mine Lands (AML) Program, there have been 4,737 acres of AML land identified and 226 AML sites in the Upper Cumberland region. These cumulative environmental impacts, when connected to the unique geology of the region, create quite the case for overburdening pollution issues.

The Upper Cumberland also harbors seven (7) unique ecological regions and 316 rare, threatened, or endangered species: 102 invertebrate animals, 12 nonvascular plants, 138 vascular plants, 64 vertebrate animals. These species are sensitive to runoff and contamination from brownfield sites present in the region.

iii. Cumulative Public Health Impacts

According to State Cancer Profiles (statecancerprofiles.cancer.gov), Tennessee has slightly higher incidence rates than the nation for several types of cancer, but the state has a notably higher incidence rate of lung and bronchus cancers than the USA (Tennessee rate is 76.8 compared to the USA rate of 62.4). Ten (10) of the fourteen Upper Cumberland counties have higher incidence rates than the state and national average, with Jackson, Macon, and Overton counties falling into the highest quintile (96.8-116.1). Smith, Dekalb, White, Fentress, and Pickett counties fall into the next highest quintile (89.3-96.8).

Of the 14 Upper Cumberland counties, 11 are ranked in the lower 50% for overall health outcomes among Tennessee's 95 counties, according to the 2016 County Health Rankings (CountyHealthRankings.org). Of note, Van Buren is ranked 91 out of 95 counties (with 95 being the worst), and Clay County is ranked 84. All fourteen Upper Cumberland counties are characterized by higher poverty rates and lower median household incomes than both the state of Tennessee and the nation. The region as a whole is characterized by an aging population, with 24.24% characterized as elderly by the US Census Bureau 2010 Census; this number is now likely higher. Every target area has a higher elderly population than the regional average; these elderly residents living around brownfields are potentially sensitive to their effects.

The various contaminants associated with brownfields can impact public health, particularly for those residents who live near a brownfield site. Most of the sites currently identified are located near residential areas. These sites are likely contaminated with substances such as Polycyclic Aromatic Hydrocarbons (PAH), Volatile Organic Compounds

(VOC), heavy metals, and Petroleum Hydrocarbons, which are all reasonably anticipated human carcinogens that can have various effects on human skin, lungs, and/or the immune system. Residents and workers around the Livingston Sawmill site have potentially been exposed to airborne sawdust from the former sawmill, which can cause a host of respiratory problems. Residents near the former Agee Oil site are likely exposed to petroleum through groundwater and fumes; it is well known that petroleum exposure can cause damage to nearly every organ in the human body. Due to the region's high poverty levels, it is likely that residents living near potentially contaminated sites do not have the means to relocate away from their current housing location. Health impacts are particularly concerning for elderly residents in these areas who may have weakened immune systems.

c. Financial Need

i. Economic Conditions

As aforementioned, the Upper Cumberland fourteen-county region as a whole has a higher poverty rate and lower median household income than both the state of Tennessee and the nation. Two of the region's counties (Fentress and Van Buren) are considered economically 'distressed' according to the Appalachian Regional Commission, and nine of the remaining twelve counties in the region are considered 'at-risk' of becoming distressed. Three counties in the region have a population less than 10,000, thus having a very small tax base to draw from.

In 2010, Jackson County was hit hard with two significant floods in May and August. Structures that were flooded in May's 100-year flood were nearly repaired and getting back to normal when a 500-year flood hit in August and destroyed more structures and re-flooded structures hit in the May disaster. Along with the recent Eaton Manufacturing closures in Jackson County that ended 115 jobs, this county is particularly strained economically and in need of ways to increase their low tax base.

The UCDD provides grant writing, technical assistance, and program management services to our counties, the majority of which do not have the capacity to administer large state and federal grant projects such as EPA Brownfields Assessment. With limited local funding, the individual counties do not have other sources to draw on for brownfield planning and assessment. Similarly, the UCDD does not have existing funds in our budget for the implementation of brownfields assessments. Currently, UCDD's limited funding is provided by state and federal funds designated to specific agency programs. The UCDD does have Economic and Community Development staff on hand that can assist with community outreach and grant program management and will contribute in-kind services as part of this grant project. In accordance with the EPA Region 4 priority, the UCDD will use our administrative structure to manage the Upper Cumberland brownfields program for our counties/region with limited financial resources.

ii. Economic Effects of Brownfields

There are several brownfields in the Upper Cumberland located in buildings or areas that are prime locations for industrial use; however the perceived contamination is deterring interest from potential developers. Sites in Jackson County and White County are currently in this situation. Jackson County has a low tax base, with much of the population commuting out of the county daily to work. The local manufacturing workforce took a blow with the 2016 closure of two Eaton Corporation plants, which resulted in 115 job losses. With rolling topography, limited infrastructure, and some land being located in a flood plain, the county has

no other available land or facilities to market to prospective industries. As Jackson County has very few potential industrial sites, redeveloping the current buildings for industrial use will be of great economic benefit to Jackson County and the city of Gainesboro. White County was just removed in 2016 from the Appalachian Regional Commission's 'distressed' county list and remains, with the majority of Upper Cumberland counties, in 'at-risk' status. The county's former Scepter Hardwoods plant, one of the few current industrial sites in the region with rail access, has garnered industrial developer interest in the past; however, the perceived contamination associated with this site has raised concerns from developers and makes the site difficult to market. Assessment and cleanup of this site would allow new business to locate to the county, utilize its rail access, and continue to improve the overall economic climate of White County.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

The successful redevelopment of the brownfield sites targeted under this grant will align with the region's Comprehensive Economic Development Strategy (CEDS) 2015-2020 plan set forth by the UCDD. To prepare this document, the UCDD met with each county to identify needs and key economic development partnerships, consolidating this information into a cohesive regional vision. The CEDS identifies the greatest need as supporting industries and workforce employment needs, as well as a focus on the region's rich tourism opportunities.

The UCDD will continue to engage our communities and utilize feedback to shape redevelopment visions related to specific brownfield sites, ensuring that redevelopment projects keep at the forefront the community's health, well-being, and economic prosperity. Redeveloping brownfields in these target areas will contribute to increased access to greenspace and potential increase in tourism opportunities in the region's small towns. All brownfield redevelopment will strive to support existing communities and enhance the health and safety of existing neighborhoods. The table below outlines initial redevelopment plans for the already identified target sites in the region:

County	Site Name	Current Use	Infrastructure present	Future Redevelopment Vision
Jackson	Eaton Corporation (former)	vacant	Yes-sewer, water, roadways, broadband, gas, electric	Manufacturing facility
Overton	Livingston Sawmill (former)	vacant	Yes-sewer, water, roadways, gas, broadband, electric	county offices or more jail parking
Van Buren	Spencer Auto Sales	mechanic shop/small junk yard	Yes- water, roadways	green space/downtown public park
Van Buren	Store/gas station (former)	vacant	Yes- water, roadways	Commercial business
White	Scepter Hardwoods (former)	vacant	Yes-water, gas, broadband, roadways (sewer and electric available)	Manufacturing facility
White	Agee Oil Company (former)	vacant	Yes-sewer, water, electric, gas, broadband, roadways	Park/greenway trailhead (Rails- to- Trails path)

ii. Timing and Implementation

The UCDD has the necessary and experienced staff to administer this grant and will be responsible for project oversight, evaluation of target sites, procurement of technical services, and assistance in obtaining site access. Identification of the sites already included within the current inventory was accomplished through outreach the UCDD conducts with local cities and counties on brownfield education. Thus far, the UCDD has reached out to all fourteen counties and created an inventory of over thirty potential sites. Sites selected for assessment will be categorized based on the risk they pose to human health and the environment, near-term redevelopment, re-use feasibility, compliance with regional and local land use and planning goals, benefit to human health and welfare, community support, and project benefit (i.e. job creation, private investment, increased tax revenues). The UCDD will work with local officials and identified community organizations to keep local citizens involved throughout the assessment and planning process.

UCDD will begin the contractor procurement process immediately following work plan and cooperative agreement approval from the EPA. The UCDD has successfully crafted a streamlined process for contractor procurement, and similar to previously awarded EPA Assessment Grant funds, will ensure the consultant is experienced in setting up and managing Brownfield programs and tasks. These tasks include assistance in maintaining a Brownfields Inventory, Community Outreach, completion of Phase I and Phase II Environmental Site Assessments (ESAs), developing Quality Assurance Project Plans, completion of Analysis of Brownfield Cleanup Alternatives (ABCAs), and working with state regulators regarding solid waste and brownfield assessment redevelopment planning and remediation. UCDD will secure these services in accordance with the grant program's selection protocol and the UCDD purchasing policies within the first three months of being awarded. UCDD will follow the work plan established with EPA to ensure completion of the grant within three years. Using the sites already identified, the UCDD will be able to 'hit the ground running' and continue to engage the community in additional site selection.

The UCDD Board, which is comprised of both public and private members of the UCDD Counties and Cities, meets on a quarterly basis and has proven to be an opportune time to begin to identify additional sites. At these meetings, the UCDD Board is able to discuss public comment and concerns raised at their respective town hall meetings. This input will be utilized to shape the highest and best use of the grant throughout its duration. UCDD is a familiar and trusted resource in the targeted communities and will continue to educate the community on the benefits of promoting environmental assessment and redevelopment efforts. The Counties of the UCDD are familiar with EPA Assessment Grants and understand the necessity of garnering site-access; they will be required to address a plan of site access with the UCDD when a site is chosen for assessment. Access agreements with specific terms will be completed between the property owner and consultant. This process has proven effective and has been refined over the course of the previously awarded assessment grants. The UCDD and local officials will continue to engage local stakeholders and residents in the site selection and site access process.

b. Task Descriptions and Budget Table

i. Task Descriptions

Brownfield Inventory and Outreach: Data will be collected from the assessments throughout the duration of the grant and compiled in the ACRES database. This task will be

conducted by the UCDD staff and technical consultants. UCDD staff and consultants will also conduct community outreach and education to identify developers and stakeholder interest in order to achieve a cohesive redevelopment plan. All UCDD personnel costs will be In-kind contributions to this grant project from the UCDD general operating budget. It is anticipated that staff will conduct and/or participate in community information and education sessions over the grant period. Additionally, the UCDD will contribute supplies needed to attend outreach meetings as In-kind expenses. A total of \$10,000 (\$6,000 hazardous / \$4,000 petroleum) is anticipated to cover Travel expenses for key staff members to attend Brownfield conferences and workshops (attendance of 2 staff members @ \$5,000 per person allotted for air travel, ground transport, and lodging expenses for at least two national conferences and one regional conference). In order to improve the quality of the inventory, an additional \$2,000 (\$1,000 hazardous / \$1,000 petroleum) is budgeted for contractual services by consultants to assist in community outreach and education. **Outputs** of this task will include education/community outreach, print and web content, and staff attendance at the national brownfield conference. **Outcomes** anticipated include: seeking, discussing and implementing meaningful public input into the grant processes and education of staff on best practices in brownfield redevelopment.

Phase I ESAs: This task includes conducting approximately 15 Phase I ESAs (10 Hazardous Substances/5 Petroleum) at an approximate cost of \$3,000 each. This task budget includes consulting and reporting costs and other eligible assessment-related costs. **Outputs** include site specific eligibility determinations and Phase I ESAs, and building the ACRES database. **Outcomes** anticipated are a better understanding of potential environmental concerns to market for future redevelopment.

Phase II ESAs: This task includes conducting approximately 10 Phase II ESAs (7 Hazardous Substances/3 Petroleum) at an approximate and average cost of \$20,000 for each site based on the findings of the Phase I ESAs. Information from the Phase II ESAs will be included in the ACRES database. This task budget includes consulting costs, lab charges, work plan and reporting costs, site specific QAPP's, and other eligible assessment-related costs.

Cleanup & Redevelopment Planning: This task will involve the development of a plan to cleanup and redevelop sites within the UCDD and to develop implementation strategies and resources. This task will be conducted by UCDD staff and technical consultants. The information obtained from community outreach and the Phase I and II ESAs will be used to evaluate the potential level of effort necessary to clean up selected sites. Technical consultants will be hired to complete Analysis of Brownfield Cleanup Alternatives (ABCAs) at a cost of approximately \$4,000 per site, with an estimated 5 (4 Hazardous Substance/1 Petroleum) sites. This will be leveraged with other funds to conduct visioning for brownfield redevelopment. The UCDD will contribute as In-kind any programmatic expenses necessary for subtasks such as mapping, copying, publishing, mailing, etc., as well staff time for attendance at meetings with TDEC staff or other stakeholders related to proposed cleanup and redevelopment. **Outputs** include cleanup and redevelopment plans and ABCAs. **Outcomes** include jobs and funding leveraged as part of future cleanup and reuse and acres made ready for reuse.

Assessment Grant Project progress will be updated on a quarterly basis as required and projects outcomes enumerated, added, and tracked into the ACRES database.

ii. Budget Table

The following table details anticipated costs applicable to both hazardous substance and petroleum budgets (allotment of \$193,000 toward hazardous and \$84,000 toward petroleum, for a **Total Project Budget of \$277,000**):

Hazardous Substance Sites Budget					
Budget Categories	Project Tasks				
	Brownfields Inventory & Outreach	Phase I ESAs	Phase II ESAs	Cleanup & Redevelopment Planning	Total
Personnel	In-Kind	-	-	In-Kind	\$0
Fringe Benefits	-	-	-	-	\$0
Travel	\$6,000	-	-	-	\$6,000
Equipment	-	-	-	-	\$0
Supplies	In-Kind	-	-	In-Kind	\$0
Contractual	\$1,000	\$30,000	\$140,000	\$16,000	\$187,000
Other	-	-	-	-	\$0
Total	\$7,000	\$30,000	\$140,000	\$16,000	\$193,000
Petroleum Substance Sites Budget					
Budget Categories	Project Tasks				
	Brownfields Inventory & Outreach	Phase I ESAs	Phase II ESAs	Cleanup & Redevelopment Planning	Total
Personnel	In-Kind	-	-	In-Kind	\$0
Fringe Benefits	-	-	-	-	0
Travel	\$4,000	-	-	-	\$4,000
Equipment	-	-	-	-	-
Supplies	In-Kind	-	-	In-Kind	-
Contractual	\$1,000	\$15,000	\$60,000	\$4,000	\$80,000
Other	-	-	-	-	-
Total	\$5,000	\$15,000	\$60,000	\$4,000	\$84,000

c. Ability to Leverage

The main leveraging tool the UCDD will use with ongoing brownfield redevelopment is a Revolving Loan Fund (RLF), which is operated through the Cumberland Area Investment Corporation (CAIC), a UCDD subsidiary, for the purpose of administering small loans to businesses that are working to create and/or retain jobs.

Each county in the region allots nearly all Community Development Block Grants (CDBG) awarded to public infrastructure improvement and upgrades, which can bolster brownfield redevelopment projects.

The redevelopment of the former Phillips Luminaries building in White County to the Jackson Kayak production facility is a leveraging success story from the UCDD's 2013 EPA Brownfields Assessment grant. The project leveraged approximately \$6.5 million in private investment, creating 50 construction jobs, as well as 250 permanent jobs upon completion. Redevelopment of the former Heritage Ford Dealership in the city of Cookeville, which began with EPA Brownfields Assessment funding as part of a 2009 grant, resulted in the

redevelopment of this property into the current Cookeville Public Works office. This project leveraged over \$2 million in local funds.

The UCDD will continue to leverage available funding for brownfield assessment, and if substantial contamination is found and sites are eligible, the local municipality or the UCDD plans to apply for EPA Brownfields Cleanup funding and/or seek other grant opportunities, such as Appalachian Regional Commission (ARC), to fulfill brownfield cleanup efforts.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan

The UCDD holds a formal quarterly meeting with both city and county mayors of the region, all of whom sit on the UCDD Board of Directors. In previous quarterly Board meetings and annual county strategy sessions held in the summer months, the UCDD informed each county of EPA Brownfields programs and requested input on potential sites and future redevelopment plans. UCDD Board meetings, strategy sessions, and ongoing communication with local governments will provide a platform for local officials to prioritize sites for redevelopment and share progress on brownfields activities.

Community residents will be engaged and feedback collected regarding brownfields priorities through the community organizations listed in section 3.c., as well as through open public meetings held in their communities. Website and social media outlets will also be used, where applicable. The UCDD and partner organizations will work to target low-income residents and residents who live near brownfield sites for this input. Public meetings will be held at times that accommodate community and commuter work schedules, and postings will be made in places frequented by the target audience.

ii. Communicating Progress

Communication and updates on Assessment Grant activities will be conducted through local newspaper articles, local community organizations listed in section 3.c., public hearings and website and social media (both UCDD and affected local communities), if applicable. Communities involved will address non-English speaking residents and develop methods to distribute information in places frequented by affected residents (such as stores, churches, etc.).

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The UCDD has established a healthy relationship with the Tennessee Department of Environment and Conservation (TDEC) to ensure appropriate assessment, cleanup, and redevelopment of brownfield sites. The UCDD maintains ongoing communication with Paula Larson Middlebrooks, Environmental Consultant and TDEC's brownfields coordinator. This partnership with both the state and local TDEC offices is important for ongoing guidance, technical support, and interpretation of rules regarding brownfields assessment and eventual cleanup activities. TDEC staff will provide technical oversight on the Site Specific Quality Assurance Project Plans, as well as technical assistance throughout the project.

ii. Other Governmental Partnerships

The UCDD maintains strong ongoing relationships with the Appalachian Regional Commission (ARC), Tennessee Department of Transportation (TDOT), the Tennessee Department of Economic & Community Development (TNECD), and county and city government officials in each of our region's fourteen counties. ARC is a federal-state partnership that works for sustainable community and economic development in the thirteen states that span the Appalachia region of the eastern United States. Covering many rural and disconnected areas, ARC aids in providing funding for a variety of projects to help build the capacity of the communities within this region and help Appalachia achieve socioeconomic parity with the nation. ARC funds could be used in the future to bolster projects related to brownfields redevelopment in the Upper Cumberland, particularly those with a job creation component. The UCDD works closely with TNECD and the Select Tennessee industrial site certification program and the Property Evaluation Program (PEP) to help rural communities like the counties in the Upper Cumberland certify and market potential industrial sites. Brownfield Environmental Site Assessments (ESA) of former industrial sites could work in conjunction with these programs to prepare industrial sites to be competitive for business recruitment and future job creation. The UCDD is also part of the US Economic Development Administration (EDA)'s Investing in Manufacturing Communities Partnership (IMCP) Tennessee Valley region, led by the University of Tennessee. This program was created to accelerate the resurgence of manufacturing in regions across the country and could be beneficial regarding brownfield site redevelopment into automotive manufacturing plants.

c. Partnerships with Community Organizations

i. Community Organization Description & Role

Jackson: Jackson County Chamber of Commerce exists to maximize positive economic impacts of business activities in the county. For the EPA grant project, the Chamber commits to post and distribute brownfield assessment information through its communication network and provide other assistance that may be needed. **Overton:** Livingston Housing Authority provides public housing assistance to low-income families, seniors, and disabled individuals in Livingston, TN, in Overton County. This agency offers support of the project and is willing to assist in any capacity. Tennessee College of Applied Technology in Livingston offers its support and willingness to help in any capacity with this project. **Van Buren:** Spencer-Van Buren County Chamber of Commerce commits to assisting in the process of education and community involvement of local residents regarding this brownfield project. **White:** Sparta Housing Authority offers affordable public housing, housing projects, and subsidized housing all over Sparta, TN, in White County. Their goals include providing affordable housing in secure environments, while providing a high level of service. For this project, the Sparta Housing Authority will engage and collect feedback from public housing residents living near the former Agee Oil brownfield site about this project and future site redevelopment. Sparta-White County Chamber of Commerce wishes to be involved in the process of redeveloping the former Agee Oil site and incorporating this property into the ongoing Sparta Trails Plan.

ii. Letters of Commitment

Letters of commitment have been provided as an attachment to this proposal by the above-referenced organizations.

d. Partnerships with Workforce Development Programs

Addressing workforce development and education is the #1 goal of the UCDD's Comprehensive Economic Development Strategy (CEDS). Although there are no Brownfields job training grantees in the UCDD area, UCDD strives to connect residents with resources needed to compete for skilled jobs. The UCDD has strong partnerships with Tennessee Tech University and Motlow State Community College, which serve the entire district. UCDD will continue to work with these institutions and others to connect regional residents with any employment opportunities related to brownfields redevelopment.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

Future redevelopment of any brownfield site in the region could transform a blighted area into a productive community use, including the following: mixed-use development, better public and affordable housing, new green spaces, safer walkability, and more practical commercial or industrial space. This redevelopment will help promote positive community activity and encourage homeownership (in residential areas), job creation, and a more vibrant community atmosphere, which will have an impact well beyond the boundaries of the brownfield property. In turn, a change in these neighborhoods is expected to decrease current crime and unemployment rates, raise per capita income levels, lower the poverty rate, reduce potential threats to human health and environment, and improve each city or county's tax base. Overall, this project will greatly improve the quality of life of Upper Cumberland residents, as well as decidedly improve the visual appeal of each community.

In particular in the target sites identified, which have significant elderly populations, potential carcinogens would be cleaned up and removed from nearby residents' neighborhoods, potentially reducing cancer risks and rates in these areas. Residents and workers around the Livingston Sawmill site would cease to be exposed to airborne sawdust and other chemicals used in treated wood, which are known to cause various respiratory problems, as well as other health issues. Residents around the Agee Oil site, many of whom are low-income public housing occupants, would cease to be potentially exposed to petroleum through groundwater and runoff into their property, as they gain a new greenspace in their neighborhood.

b. Economic and Community Benefits

The assessment and eventual cleanup of brownfield sites in the Upper Cumberland region will in some cases lead to more green space and the aesthetic improvement of small towns and access to walking trails, increasing the livability and connectivity of neighborhoods. In other cases, brownfield redevelopment will spur commercial and industrial recruitment, with numerous economic benefits to rural counties. In all cases, revitalization of brownfields in the Upper Cumberland will eliminate eyesores and blighted areas, putting less-than-desirable properties back into productive use.

Jackson County could redevelop the former Eaton plants into new industry, working to create and keep jobs in this struggling county. With Jackson County's elevated poverty and unemployment rates (24.1% and 7.4%, respectively), industrial recruitment to the area would be a welcome and beneficial use of the former Eaton plants. With rolling topography, limited infrastructure, and some land being located in a flood plain, the county has no other available land or facilities to market to prospective industries. This strategy coincides with the region's

Comprehensive Economic Development Strategy (CEDS) goal of Resiliency by working to create a diverse industrial base in the region. Livingston, located in Overton County, could begin the process of cleaning up their downtown former sawmill, turning it into a much-needed county services building in a prime location. Sparta, located in White County, could gain a greenway trailhead in a low- and middle-income residential area, eliminating an eyesore and connecting a riverside walking trail to the city's historic downtown. In addition, with the cleanup of a former manufacturing plant, the city could put a prime industrial location—one of the few in the region with rail access—back to use.

Spencer, located in distressed Van Buren County, stands to gain a public park in its town center, eliminating a blighted site located on the town's main thoroughfare. As Fall Creek Falls, Tennessee's largest and most-visited state park, is located in Van Buren County, driving park visitors into Spencer's downtown would be a prime way to increase tourism expenditures in this county. Increasing tourism revenue throughout the region is another goal detailed in the CEDS document. Improving Spencer's downtown appeal through adding public greenspace will be a great step toward this small town's revitalization. Other blighted sites and former service stations in this distressed county could be redeveloped into commercial space or other revenue producing activities for the city and county.

Redevelopment of the former Agee Oil site in Sparta (White County) into the Sparta Trails system will serve as a catalyst for more visits to the city's core, bringing visitors from the county and surrounding areas. This project would be beneficial to the city's redevelopment efforts and the lifestyle and well-being of Sparta/White County citizens.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The UCDD has not had any adverse audit findings or problems with the administration of any grants.

b. Programmatic Capability

The Upper Cumberland Development District is comprised of over sixty staff members who work on a variety of projects funded by local, state and federal programs. As a State Planning District, the UCDD administers grants of this scope on a routine basis. Ms. Allison Fox, Community Development Planner and lifelong Upper Cumberland resident, will manage this UCDD Brownfields Assessment project. Ms. Fox has nearly five years of experience in the areas of research, grant project development, and grant administration. In the unlikely circumstance that Ms. Fox is unavailable to administer the grant, an internal staff search will be conducted to identify the most experienced staff member to continue administration. To ensure comprehensive brownfield education in the agency, two UCDD staff members will attend national and regional brownfields conferences as part of this grant project.

Through management of previous Brownfields grants, the UCDD has developed relationships with knowledgeable environmental consulting firms. As required, UCDD will qualify consulting firms through a bid process; consulting firms will be required to submit documentation that demonstrates their qualifications and experience to conduct Brownfields Inventory, Community Outreach, and Phase I and Phase II Environmental Site Assessments, as well as develop Quality Assurance Project Plans, Cleanup and Corrective Action Plans and work with state regulators regarding solid waste and brownfield assessment and remediation.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

The UCDD has had significant success in utilizing the EPA Brownfields programs and has successfully tracked outcomes and outputs on all previously awarded grants to maintain a successful ongoing system. If awarded, the UCDD will continue to utilize this system, which heavily relies on accurate input of information into the ACRES database. This will allow the UCDD to quantify benefits from the assessment activities as measured by the number and type of assessments completed, type and location of contamination, acres of land cleaned up, jobs created, private investment leveraged, etc. Quarterly Reports will be completed to monitor progress during the duration of the grant.

d. Past Performance and Accomplishments

1. Accomplishments

--2013 EPA Brownfields Assessment Grant-\$400,000. With EPA funds, the UCDD completed seven Phase I ESAs, six Phase II ESAs, two Analyses of Brownfield Cleanup Alternatives (ABCA), and planning for Engineering Control at the former Phillips Luminaries building in Sparta, which has been redeveloped into the Jackson Kayak factory, an outdoor recreation company. Jackson Kayak is the greatest success story of the UCDD's 2013 Assessment grant. The former Phillips Luminaries building sat vacant for years and was set to be sold for scrap metal. Jackson Kayak needed to expand and chose to do so in that former manufacturing building because the UCDD was able to complete an updated Phase I ESA, followed by a Phase II ESA. Jackson Kayak purchased the former manufacturing facility to expand its operation, both saving the building and creating jobs for White County. The Vapor Intrusion identified during the Phase II ESA is now being managed in the building through an active system. This Assessment Grant project leveraged approximately \$6.5 million in private investment and created 425 jobs. --2009 EPA Brownfields Assessment Grant-\$400,000. With EPA funds, the UCDD completed fourteen Phase I ESAs, six Phase II ESAs, and two ABCAs. These activities created twenty jobs, led to the cleanup of approximately 400 acres of land, and leveraged \$3,109,000 in private investment. These outputs and outcomes are accurately reflected in ACRES. The most notable accomplishment of this grant was the assessment of Cookeville's former Heritage Ford Dealership, which has since been remediated and redeveloped into the city of Cookeville Public Works office.

2. Compliance with Grant Requirements

--2013 EPA Brownfields Assessment Grant-\$400,000. The UCDD completed all reporting for this grant in a timely manner, and the ACRES system has been kept up to date with project outputs and outcomes. This grant will be closed out in late December 2016; all funds will be expended at the time of closure. --2009 EPA Brownfields Assessment Grant-\$400,000. The UCDD completed all reporting for this grant in a timely manner, and all project outputs and outcomes were entered into the ACRES system. This grant was closed out on July 31, 2012; all funds were expended at the time of closure.

The UCDD and the counties we serve do not have funds in our budgets to perform environmental assessments of brownfields. Additional EPA funding will place the UCDD and our communities in a position to begin the process of remediation of brownfields and use our proven ability to leverage other sources to redevelop brownfields and put them back into productive use.

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Upper Cumberland Development District

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 4-Assistance to Communities That Have Limited In-House Capacity to Manage Brownfields Projects

Page Number(s): 6, 15

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	3
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	3, 6
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic	

Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION
DIVISION OF REMEDIATION
WILLIAM R. SNODGRASS TENNESSEE TOWER
312 ROSA L. PARKS AVENUE, 14TH FLOOR
NASHVILLE, TENNESSEE 37243

November 17, 2016

Mark Farley, Executive Director
Upper Cumberland Development District
1225 South Willow Avenue
Cookeville, TN 38506

Re: State letter of Acknowledgement for the Upper Cumberland
Development District (UCDD) Brownfields Grant Application

Dear Mr. Farley,

The Tennessee Department of Environment and Conservation (TDEC) is pleased to acknowledge your efforts to apply for a \$300,000 US Environmental Protection Agency (EPA) Brownfields Community Wide Assessment Grant.

Since many brownfields are abandoned, underutilized, and/or contaminated, TDEC is expressly interested in seeing entities like the UCDD take the initiative to return these sites to productive uses. These efforts are consistent with our mission to enhance the quality of life for citizens of Tennessee and to be stewards of our natural environment. In cooperation with Region 4 EPA, the TDEC brownfields staff will provide technical support and oversight for your grant.

We greatly appreciate your efforts to address brownfields in your region!

Sincerely,

A handwritten signature in cursive script, appearing to read "Paula Middlebrooks".

Paula Middlebrooks
State of Tennessee Brownfields Redevelopment Program
Tennessee Department of Environment and Conservation

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/15/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Upper Cumberland Development District

* b. Employer/Taxpayer Identification Number (EIN/TIN):

62-0801436

* c. Organizational DUNS:

0607390750000

d. Address:

* Street1:

1225 S. Willow Ave.

Street2:

* City:

Cookeville

County/Parish:

* State:

TN: Tennessee

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

38506-4158

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Allison

Middle Name:

* Last Name:

Fox

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

931-476-4106

Fax Number:

* Email:

afox@ucdd.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-Areas Affected By Project.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Upper Cumberland Region-Wide EPA Brownfields Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

6

* b. Program/Project

6, 4

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/01/2017

* b. End Date:

09/01/2020

18. Estimated Funding (\$):

* a. Federal

277,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

277,000.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes

☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name: Mark

Middle Name:

* Last Name: Farley

Suffix:

* Title: UCDD Executive Director

* Telephone Number: 931-476-4169

Fax Number:

* Email: mfarley@ucdd.org

* Signature of Authorized Representative: Lanelle Godsey

* Date Signed: 12/15/2016

